

PB# 73-14

Woodwind

~~Sept 7-14~~

73-14 Woodward

ABL

GENERAL RECEIPT

1314

Town of New Windsor, N. Y.

Received of Planning Board April 12, 1973 \$225⁰⁰/₁₀₀

Two hundred twenty five and 00/100 Dollars

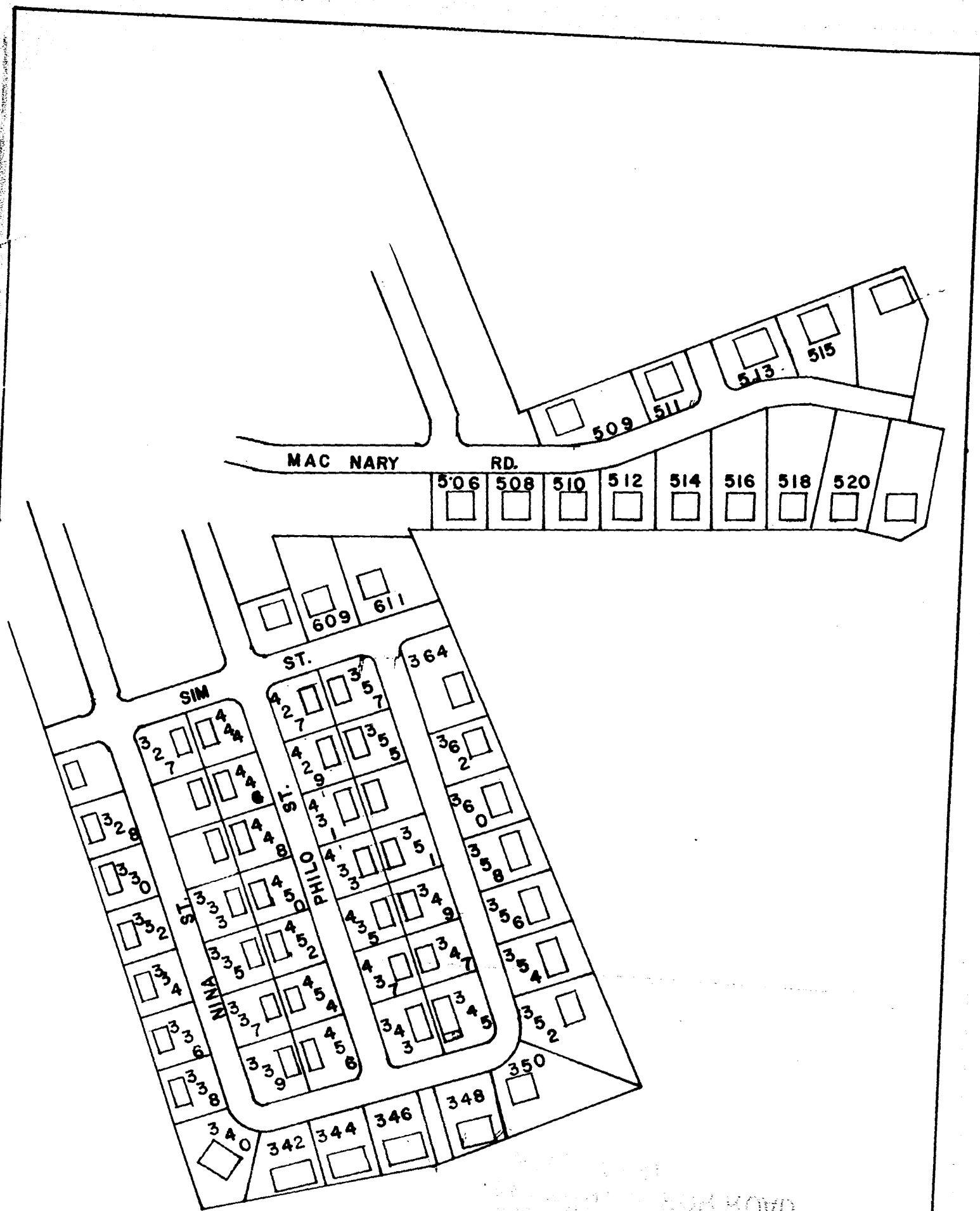
For 200.00 Park land - 25.00 - sub division
for Imbrodevelopment corp - (Woodwind)

DISTRIBUTION:

FUND	CODE	AMOUNT

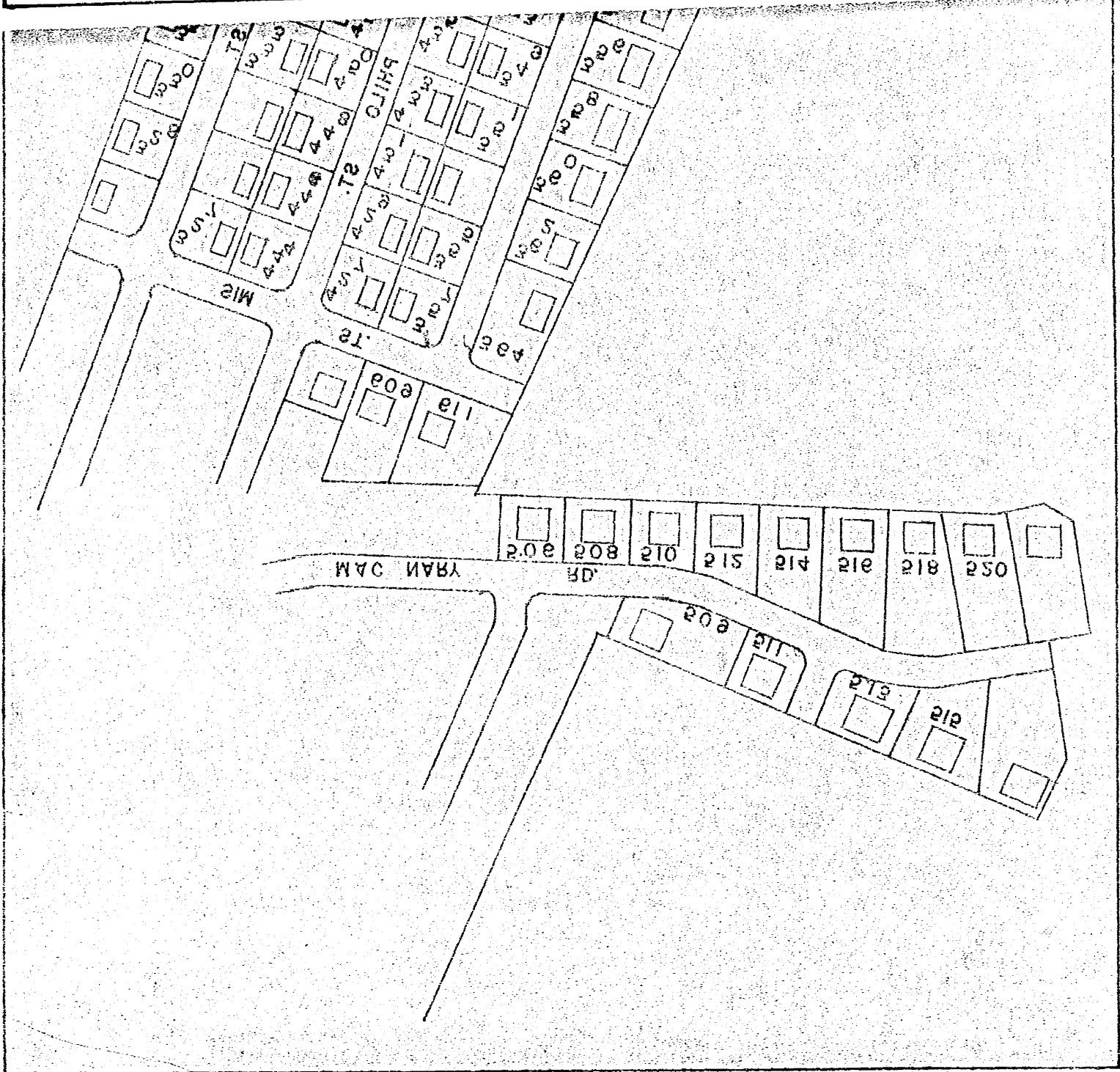
Town clerk
TITLE

BY Dorothy A. Finley Deputy



100-443887-1000
 100-443887-1000

MAP OF WOODWIND SECTION 2 FOR ROAD DEDICATION



Memo FROM: **JULIA M. TUCKOSH** - TOWN CLERK

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

RECEIVED
MAY 22 1974

TO:

New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

DATE: May 22, 1974

SUBJECT:

—FOLD HERE—

Dear Sirs:

At the last Town Board meeting the Board Members were asked if there were any contingency clauses with regard to completing of roads in the Woodward Development Approval in present Development before starting his second Development.

Will you please give us your opinion as soon as possible.

Sincerely,

Julia M. Tuckosh
JULIA M. TUCKOSH
Town Clerk

JMT/jln

by _____

WATER, SEWER, HIGHWAY REVIEW FORM:

30 March 1973

The maps and plans for the Site Approval _____
Subdivision xxxxxx as submitted by Theodore Jargstoff
for the building or subdivision of Inbro Developers Inc.
has been reviewed by me and is approved ^{Conditional} xxxxx ~~disapproved~~ _____

If disapproved, please list reason.

Contractor must provide sewer line to service sub-division.

Must provide sewer connection to any house or home built in sub-division.

Proper bonds must be posted with the town hall prior to the beginning construction.

Main sewer line must be tested for exfiltration or infiltration prior to making any connections to houses and final test made with approval of town engineer.

Each house or home constructed in the sub-division must have a Sanitary permit issued by the Town Clerk.

Each house lateral installed must be inspected by the Sanitation Department

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten
SANITARY SUPERINTENDENT

Date

3/23/73

Application No.

73-14

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision INBRO DEVELOPMENT - WOODWIND SUBDIVISION
2. Location UNION AVE & NINA ST NEW WINDSOR N.Y.
3. Acreage _____ 4. Number of lots 2 5. Zone RB
6. Name & address of subdivider INBRO DEVELOPMENT CORP
310 NINA ST NEW WINDSOR N.Y.
7. Name & address of record owner of land SAME AS ABOVE
8. Present and intended uses VACANT - HOUSING

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

Israel Benjamin

Adopted 10/5/70



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

SUPERVISOR'S OFFICE
RECEIVED

APR 1 1974

TOWN OF NEW WINDSOR

March 30, 1974

Town Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

RE: Inbro S/D

Gentlemen:

The New Windsor Planning Board has checked the performance bond of Inbro Subdivision at the request of Town Attorney Cavalari. The bond meets all requirements.

A fee of 4% should be added for inspection fees.

\$ 11,343.64

storm drains
sewer lines
water lines
roads

JL:sh

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

\$ 283,591 - X 4 %

SUPERVISOR'S OFFICE
RECEIVED

19

MAR 14 1974

TOWN OF NEW WINDSOR

Alfred F. Cavalari
ATTORNEY AT LAW
P. O. BOX 276
VAILS GATE, NEW YORK 12564
TELEPHONE: AREA CODE 914 JO 1-5969

ANTHONY G. AUSTRIA, JR.

12 March 1974

Milton Fischer-Supervisor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Inbro Homes Inc.

Dear Mr. Fischer:

I am enclosing herewith original performance bond in the above made by Republic Insurance Company in the amount of \$283,591.00. This has been forwarded to me by the attorney for the developer at the request of the Planning Board for my approval as to the form and sufficiency of the bond.

I find that the bond is in good form and approve same. I do not make any judgment as to the specifics mentioned therein and assume that the Planning Board has verified these as well as the amount. In order to be sure of this point I am sending a copy of the bond together with this letter to the Planning Board and request that they send you a written statement of these two points. Upon receipt of same it would then be in order for the Town Board to approve this performance bond and file it in the proper place.

Very truly yours

Alfred F. Cavalari

ALFRED F. CAVALARI
Town Attorney

AFC/rl

enc:

cc: Planning Board Chairman
Town of New Windsor

Approved

Joseph F. Vasey
Highway Superintendent

REPUBLIC INSURANCE COMPANY

129 FULTON STREET
NEW YORK, NEW YORK 10038

B O N D

KNOW ALL MEN BY THESE PRESENTS, That We, INBRO HOMES INC., of 2000 Linwood Avenue, Fort Lee, New Jersey as Principal and DAVID ROSEN AND BEREK BLUMENFELD AS Co-Principals and the REPUBLIC INSURANCE COMPANY, a Texas corporation authorized to do business in the State of New York having an office and place of business at 129 Fulton Street, New York, New York, as Surety, are held and firmly bound unto the TOWN OF NEW WINDSOR, ORANGE COUNTY NEW YORK, AS Obligee in the sum of TWO HUNDRED EIGHTY THREE THOUSAND, FIVE HUNDRED NINETY ONE AND 00/100 (\$283,591.00) DOLLARS, Lawful money of the United States for the payment whereof the Principal, Co-Principals and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED THIS 6th day of March 1974.

WHEREAS, the Principal has made application to the Obligee for approval of a certain subdivision as shown on map entitled " Windsor Country Club Estates Section #1, Town of New Windsor, Orange County, New York dated December 23, 1971 last revised November 1, 1973 prepared by Atzl, Scatassa & Busch, Engineers, Surveyors and Planners, New York and;

WHEREAS, THE Co-Principals have a beneficial interest in said project;

WHEREAS, the Obligee has or is about to approve said map, provided among other things that this bond be given to guarantee the construction and installation of the following improvements in Windsor Country Club Estates Section #1 to wit:

ROADS

8" Gravel Foundation	4,200 C.Y.
4" Base Course	4,100 Tons
2" surface	2,050 Tons

CURBS

9,800 L.F

CATCH BASINS

29 Ea.

STORM DRAINS

15" RCP	1,290 L.F
18" RCP	530 L.F
21" RCP	215 L.F
24" RCP	615 L.F
30" RCP	450 L.F
36" RCP	110 L.F

SANITARY MANHOLES

21 Ea.

SANITARY SEWERS 8" ACP

3,665 L.F

PUMP STATION

1 Ea.

FORCE MAIN 6" CI

2,050 L.F

WATER MAIN 8" CI

4,300 L.F

8" WATER VALVES

32 Ea.

FIRE HYDRANTS

8 Ea.

STREET SIGNS

7 Ea.

MONUMENTS

40 Ea.

REPUBLIC INSURANCE COMPANY

129 FULTON STREET
NEW YORK, NEW YORK 10038

-2-

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall within TWO (2) years from the date hereof complete the construction and installation of the aforesaid improvements in Windsor Country Club Estates Section #1, in accordance with the rules and regulations, standards, and specifications of the Town of New Windsor and to the satisfaction of the Town Engineer, then this obligation to be void; otherwise to remain in full force and effect.

INBRO HOMES INC.

BY: David Rosen

David Rosen
David Rosen, Co-Principal

Berek Blumenfeld
Berek Blumenfeld,
Co-Principal

REPUBLIC INSURANCE COMPANY

BY: Thomas J. Keenan

Thomas J. Keenan
Attorney-in-Fact

BOND #912463

J.F.U.

COPIED ON CARD
JAN 11 1976 501

ACKNOWLEDGMENTS

COPARTNERSHIP

STATE OF
COUNTY OF

} ss:

On this _____ day of _____ 19 _____, before me personally appeared _____ to me known and known to me to be one of the firm of _____ described in and who executed the foregoing instrument and he thereupon acknowledged to me that he executed the same as and for the act and deed of said firm.

CORPORATE

STATE OF NEW YORK

COUNTY OF ORANGE

} ss:

On this 7th day of March 19 74, before me personally appeared David Rosen to me known, who, being by me first duly sworn, did depose and say that he resides ~~at~~ at 1055 Esplanade, Bronx, N. Y.; that he is the President of Inbro Homes, Inc. the corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Emily M. Langlitz

EMILY M. LANGLITZ
NOTARY PUBLIC, State of New York
My Commission Expires March 30, 1974

INDIVIDUAL

STATE OF NEW YORK

COUNTY OF ORANGE

} ss:

On this 7th day of March 19 74, before me personally appeared David Rosen, to me known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to me that he executed the same.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

Emily M. Langlitz

EMILY M. LANGLITZ
NOTARY PUBLIC, State of New York
My Commission Expires March 30, 1974

On this 7th day of March, 1974 before me personally appeared BEREK BLUMENFELD to me FORM E-23 known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to me that he executed the same.

Emily M. Langlitz

EMILY M. LANGLITZ
NOTARY PUBLIC, State of New York
My Commission Expires March 30, 1974

REPUBLIC INSURANCE COMPANY

Eastern Department: 129 FULTON STREET, NEW YORK, N.Y. 10038

FINANCIAL STATEMENT DECEMBER 31, 1972

ASSETS	1972	LIABILITIES, RESERVES AND CAPITAL FUNDS
Cash	2,277,876	Liabilities:
Bonds, at mortized cost (Schedule I): United States Government10,716,943 Other bonds46,824,372 Commercial notes9,477,133 Total Bonds67,018,448		Reserve for losses20,082,856 Reserve for loss adjustment expenses2,197,354 Unearned premium reserve (Schedule VII)88,068,339 Taxes, other than Federal income taxes841,000 Dividends payable to shareholders405,000 Other liabilities10,706,519 Payable to affiliates0 Federal income tax5,691,792
Investments in stocks other than stocks of addiliates (Schedule II): Preferred stocks, at market14,408,003 Common stocks, at market29,435,911 Savings and loan association shares, at cost374,383 Total stocks44,218,297		Statutory reserves: Excess of statutory reserves over loss and loss expense reserves10,382 Reinsurance in companies not licensed in Texas1,089 Total liabilities128,004,331
Investments in stocks of affiliates at under- lying book value (Schedule II)37,033,841		Capital shares and surplus: Capital shares: Preferred stock, \$100 par value per share. Authorized 200,000 shares, issued 150,000 shares15,000,000 Common stock, \$5 par value per share. Authorized 200,000 shares, issued
Agents' balances and reinsurance balances — net23,757,101		Authorized 2,000,000 shares, issued 1,000,000 shares5,000,000
Premium notes, less unearned interest8,788,059		Paid-in surplus965,434
Real estate, at cost less accumulated depreciation of 467,5981,535,145		Retained earnings13,214,518
Other assets3,977,812		Excess (deficiency) of market value of stocks over cost, other than stocks of affiliates16,030,417
Receivable from affiliates1,342,528		Excess of underlying book value of stocks of affiliates over cost11,734,407
<u>189,949,107</u>		Total capital shares and surplus61,944,776
		<u>189,949,107</u>

Note: All securities are carried in accordance with the requirements of the National Association of Insurance Commissioners as follows: eligible bonds at amortized values; stocks of associated insurance companies at pro rata share of capital and surplus; all other securities at quotations prescribed by the Association.

BE IT REMEMBERED, that at a regular meeting of the Board of Directors of Republic Insurance Company, duly called and held at the office of the Company in the City of Dallas, Texas, on the 28th day of February, 1967, a quorum being present, the following By-Laws was duly adopted to become effective February 28, 1967:

ARTICLE XI — APPOINTMENT OF ATTORNEYS-IN-FACT

Appointment of Attorney-in-Fact. The President, or any executive Vice President, may from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Company in the execution of policies of insurance, bonds, undertakings, and other obligatory instruments of like nature. Such attorney-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Company by their signature and execution of any such instruments and to attach the seal of the Company thereto. The President, or any Executive Vice President, or the Board of Directors, may at any time revoke all power and authority previously given to any attorney-in-fact.

STATE OF NEW YORK
COUNTY OF NEW YORK

ss.

George J McGovern

Attorney-in-Fact

, being duly sworn, deposes and says: I am of the Republic Insurance Company, I have compared the foregoing By-Law with the original thereof, as recorded in the Minute Book of the said Company, and do hereby certify that the same is a correct and true transcript therefrom and of the whole Article XI, of said original By-Law and that the same is now in full force and effect. Pursuant to said By-Law, George J. McGovern, Thomas J. Keenan, James N. Keiskill, Ralph L. Price, and Marlin F. Perry were duly appointed Attorneys-in-Fact of this Company without limitation as to amount of bond executed and that said appointment is now in effect.

The above is a true statement of the assets and liabilities of said Company at the close of business December 31, 1972 taken from the books and records of said Company and is prepared in accordance with the statements on file with the Insurance Department of the State of New York.

The Superintendent of Insurance of the State of New York has, pursuant to Section 327 of the New York Insurance Law (Chapter 882 of the Laws of 1939 of the State of New York, constituting Chapter 28 of the Consolidated Laws of the State of New York, as amended) issued to the Republic Insurance Company his certificate that said Company is qualified to become and be accepted as surty to guarantor on all bonds, undertakings and other obligations or guarantees, as provided in the Insurance Law of the State of New York, and all laws amendatory thereof and supplementary thereto; and that such certificate has not been revoked.

Sworn to before me this 6th day of March, 1974

STATE OF NEW YORK
COUNTY OF NEW YORK

ss.

On this 6th day of March, 1974

Thomas J. Keenan

Massapequa, New York

and say that he resides in _____ that he is an attorney-in-fact of the Republic Insurance Company, the corporation described in, and which executed, the foregoing instrument; that he knows the corporate seal of said corporation; that the seal affixed to the foregoing instrument is such corporate seal; that it was affixed thereto by the order of the Board of Directors of said corporation and that he signed his name thereto, as attorney-in-fact, by like order and authority.

George J. McGovern

PATRICIA A. JAMES
Notary Public, State of New York
No. 24-2928260
Qualified in Kings County
Commission expires March 30, 1975

Patricia A. James

PATRICIA A. JAMES
Notary Public, State of New York
No. 24-2928260
Qualified in Kings County
Commission expires March 30, 1975

Notary Public